



City of Chicago



SO2019-2684

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/10/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 2-G at 121-125 S Peoria St/122-128 S Green St - App No. 20007T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the DS-3 Downtown Service District symbols and indications as shown on Map No. 2-G in the area bounded by:

a line 195.00 feet north of West Adams Street; a line 125.00 feet east of South Peoria Street; a line 176.42 feet north of West Adams Street; South Green Street; a line 95.00 feet north of West Adams Street; a line 125.00 feet west of South Green Street; a line 145.00 feet north of West Adams Street; and South Peoria Street

to those of a DX-5 Downtown Mixed-Use District which is hereby established in the area described above.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication.

Address: 121-25 South Peoria Street / 122-28 South Green Street

Final for Publication

SUBSTITUTE NARRATIVE AND PLANS 121-25 South Peoria Street / 122-28 South Green Street

Narrative: The subject property measures 16,427.5 square feet and is improved with a surface parking lot. The Applicant proposes to rezone the property from a DS-3 Downtown Service District to a DX-5 Downtown Mixed-Use District to construct a new six-story residential building with twenty-five residential dwelling units and twenty-eight automobile parking spaces. The proposed height of the building is 92.00 feet.

Lot Area: 16,427.5 square feet

Floor Area: 69,816.88 square feet

FAR: 4.25

MLA: 657.1

Residential Dwelling Units: 25

Height: 92.00 feet

Automobile Parking Spaces: 28

Bicycle Parking Spaces: 14

Loading Berth: 0*

Setbacks:

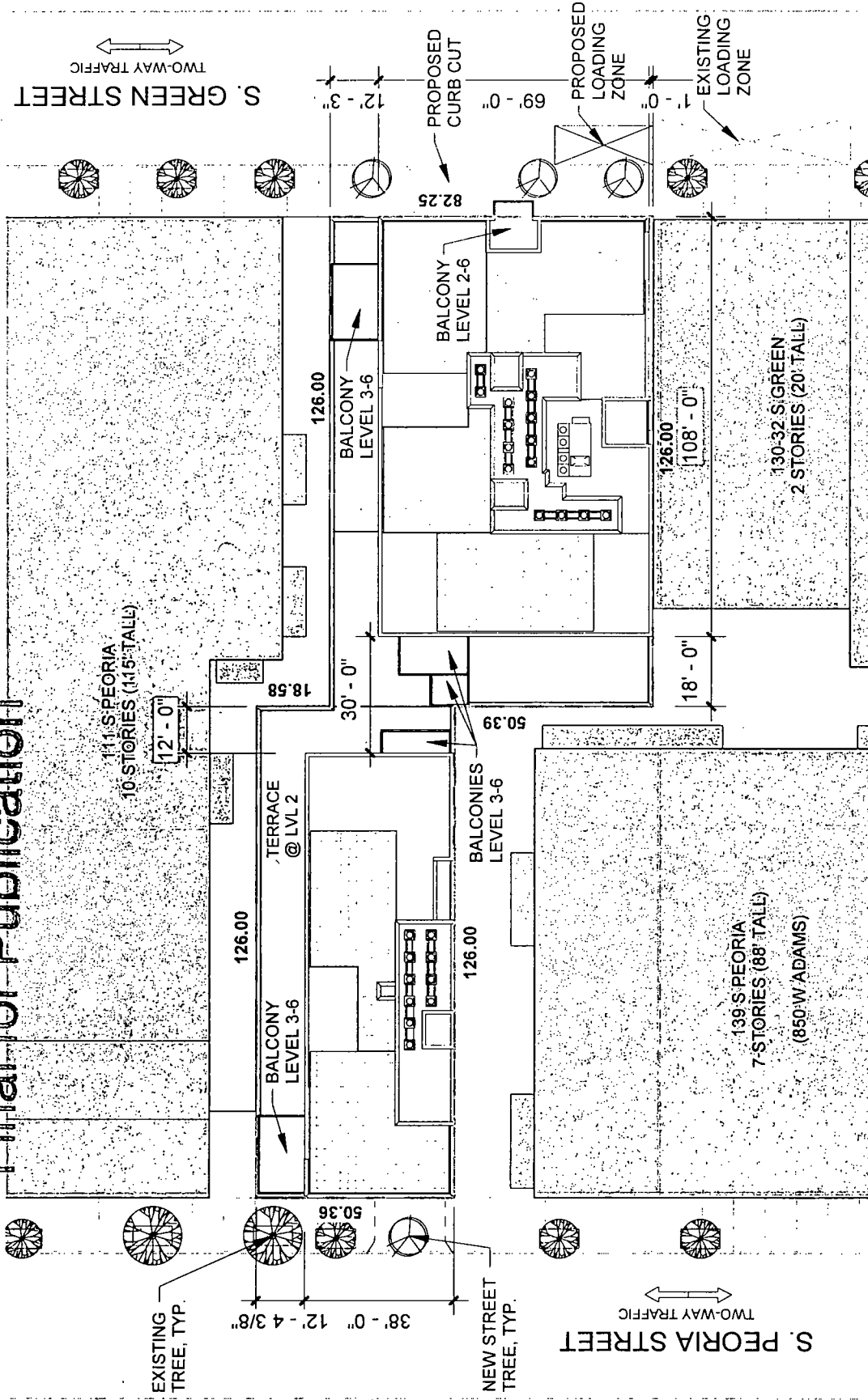
Front: 0 feet

Rear: 30 feet on residential floors between upper levels

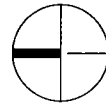
North: 12 feet

South: 0 feet

*Applicant will seek a variation to eliminate the requirement of a loading berth.



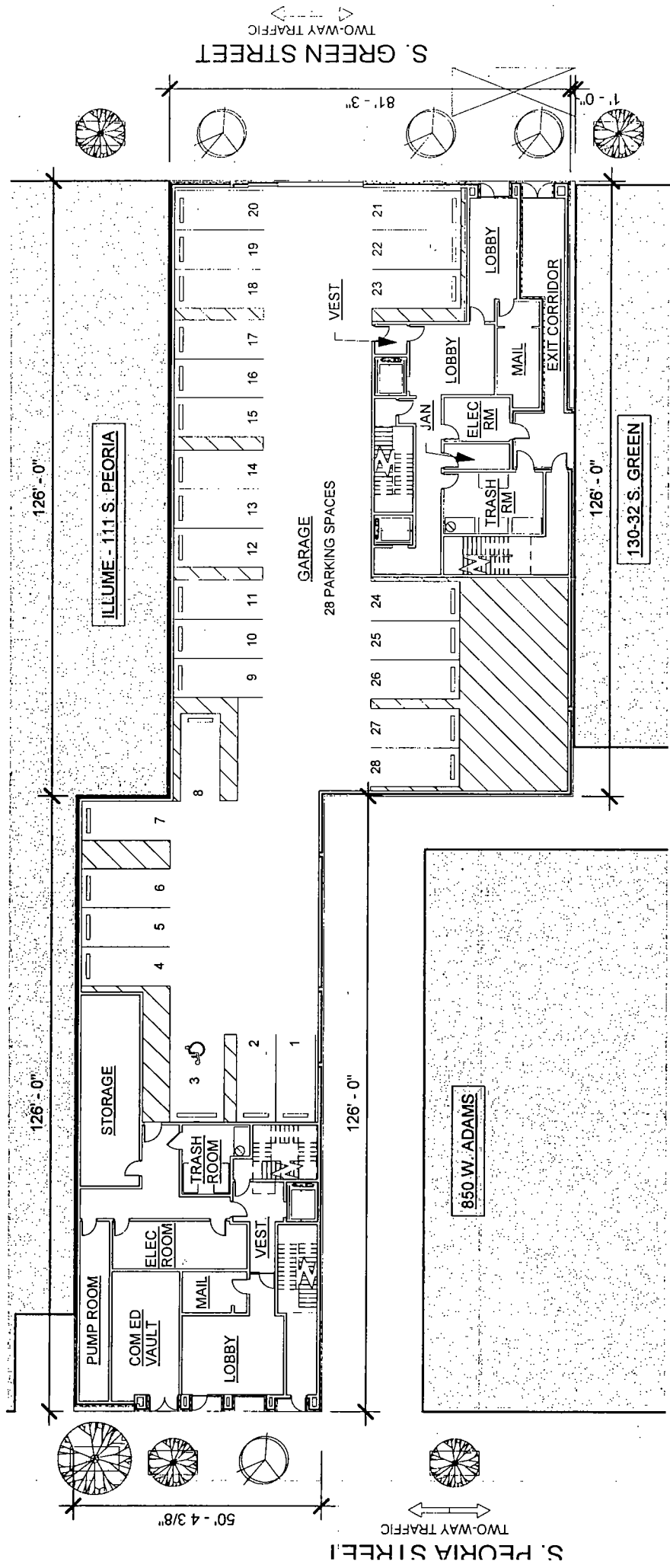
SITE PLAN



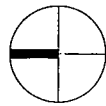
123 S PEORIA/128 S GREEN

LOCATION: 123 S PEORIA / 128 S GREEN ST, CHICAGO, IL 60607
DESCRIPTION: NEW 6-STORY 25-UNIT RESIDENTIAL DEVELOPMENT W/ PARKING GARAGE, TYPE I-C CONSTRUCTION
DATE: 06/04/19

Final for Publication

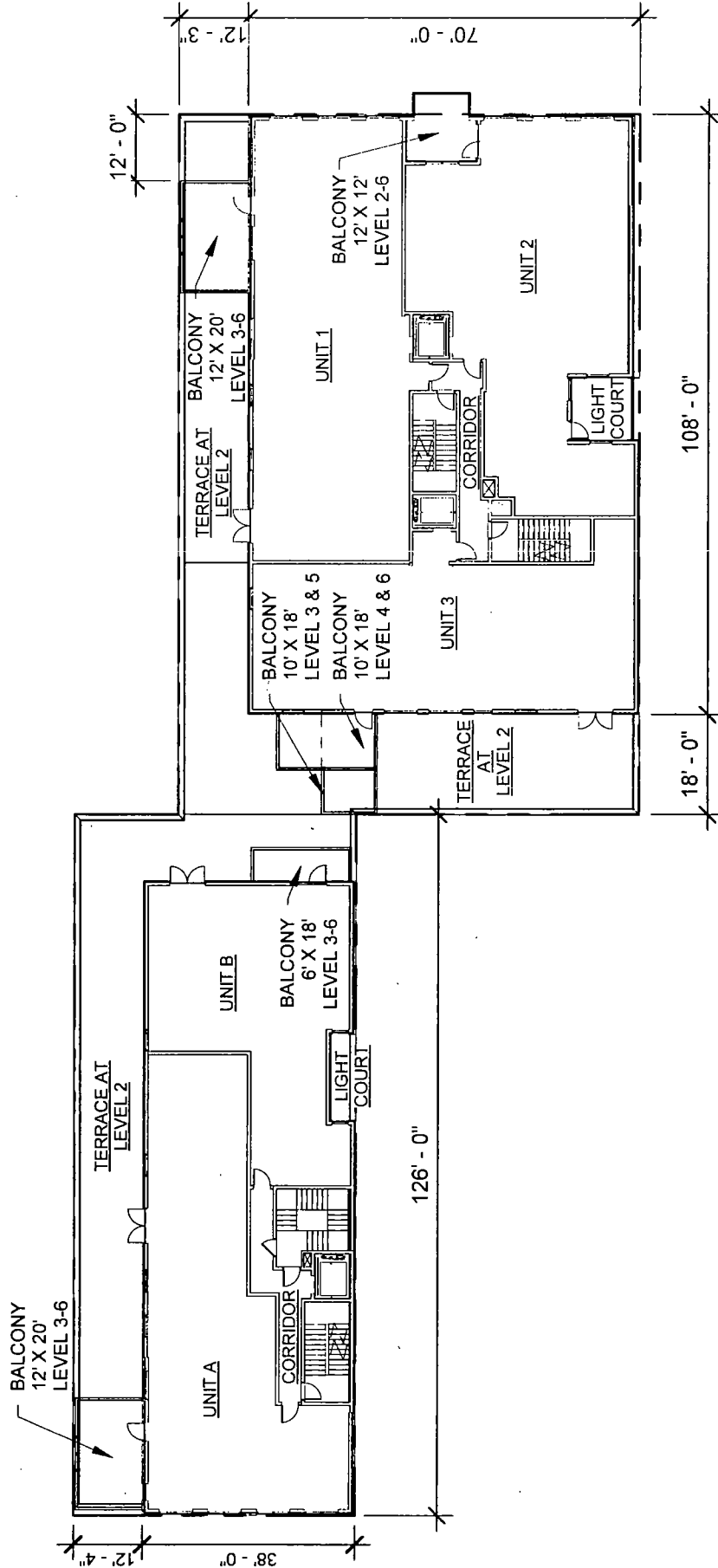


FIRST FLOOR PLAN



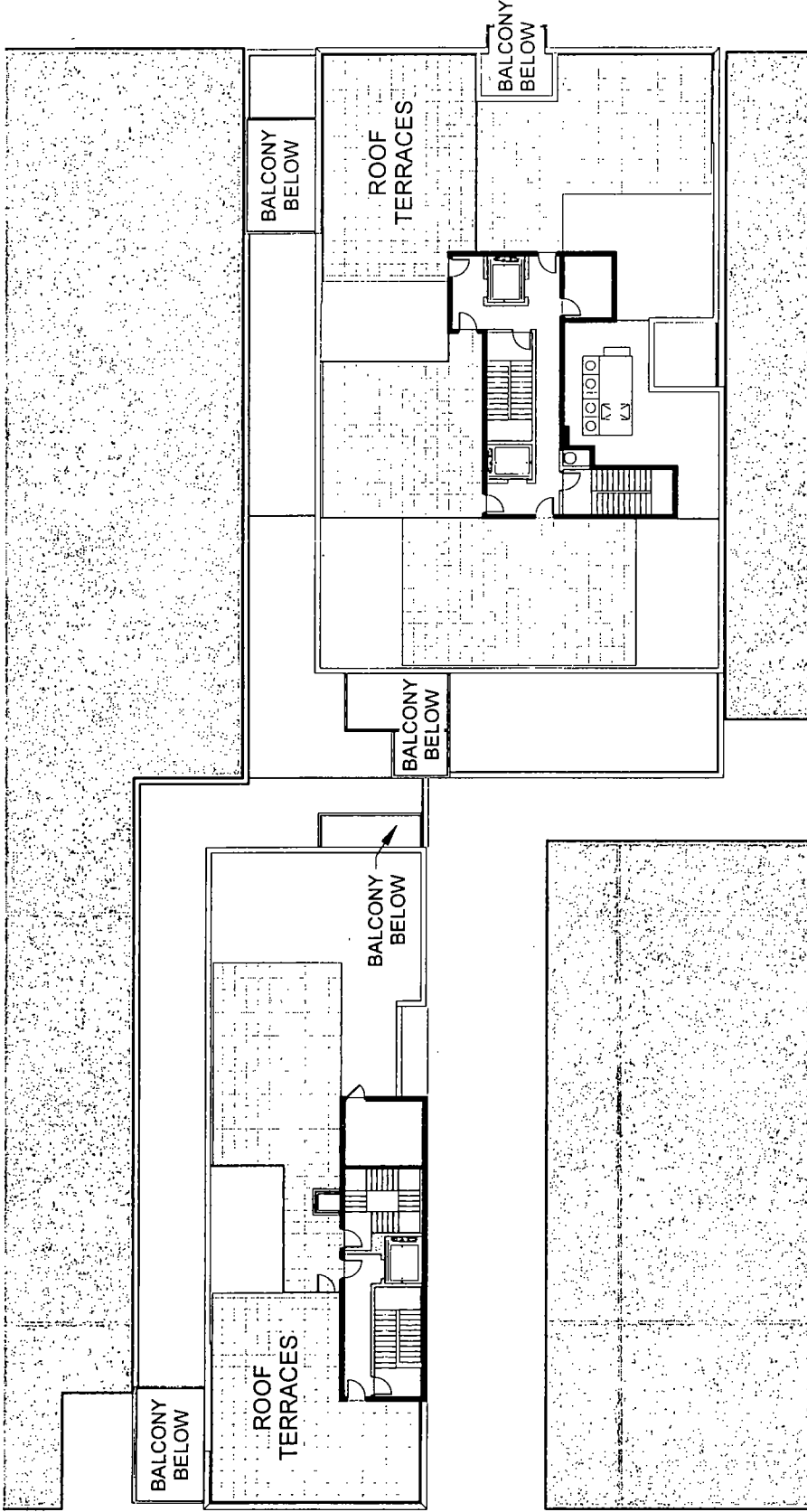
LOCATION: 123 S PEORIA / 128 S GREEN ST, CHICAGO, IL 60607
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S U L L I V A N
G O U L E T T E
& W I L S O N
A R C H I T E C T S



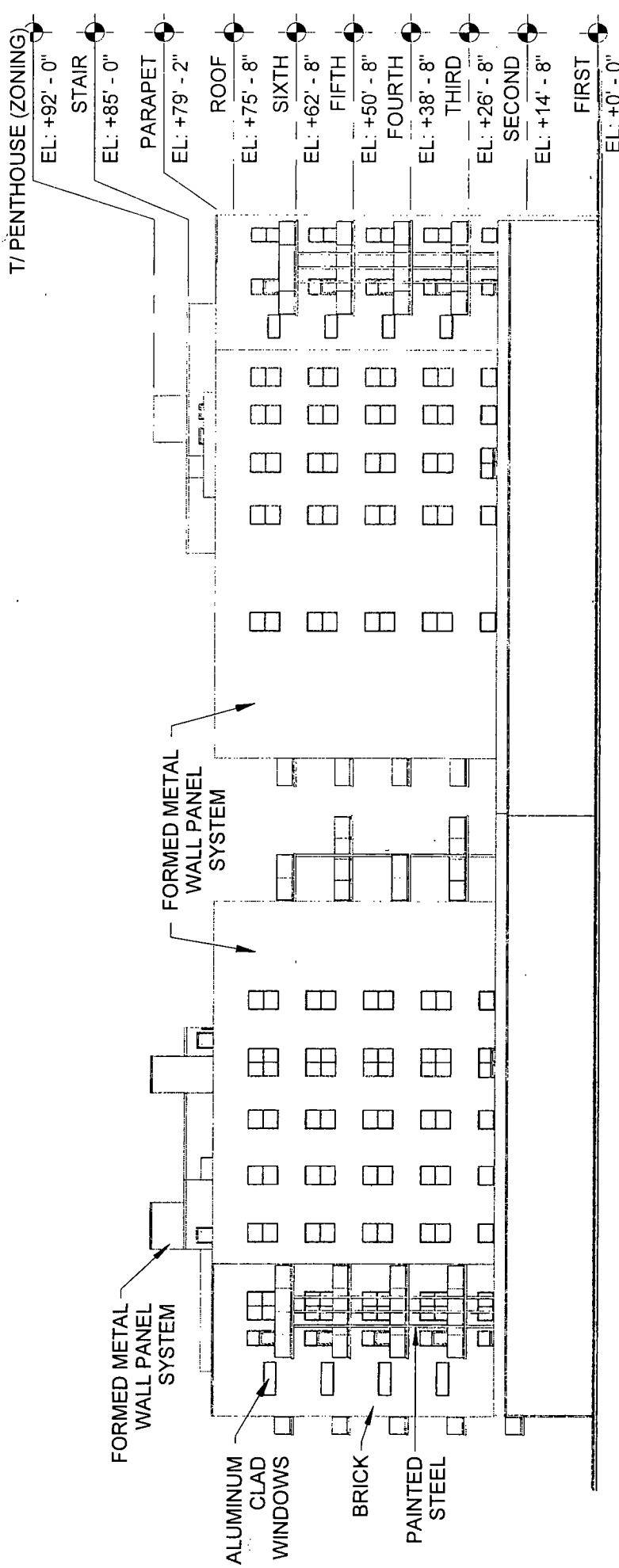
TYPICAL FLOOR PLAN





ROOF PLAN





NORTH ELEVATION

T/ PENTHOUSE (ZONING)

EL: +92' - 0"

STAIR

EL: +85' - 0"

PARAPET

EL: +79' - 2"

ROOF

EL: +75' - 8"

SIXTH

EL: +62' - 8"

FIFTH

EL: +50' - 8"

FOURTH

EL: +38' - 8"

THIRD

EL: +26' - 8"

SECOND

EL: +14' - 8"

FIRST

EL: +0' - 0"

FORMED METAL
WALL PANEL
SYSTEM

METAL
PANEL
SYSTEM

PAINTED
STEEL

ALUMINUM
CLAD WINDOWS

BRICK

GARAGE DOOR

FULL-HEIGHT GLASS

BRICK

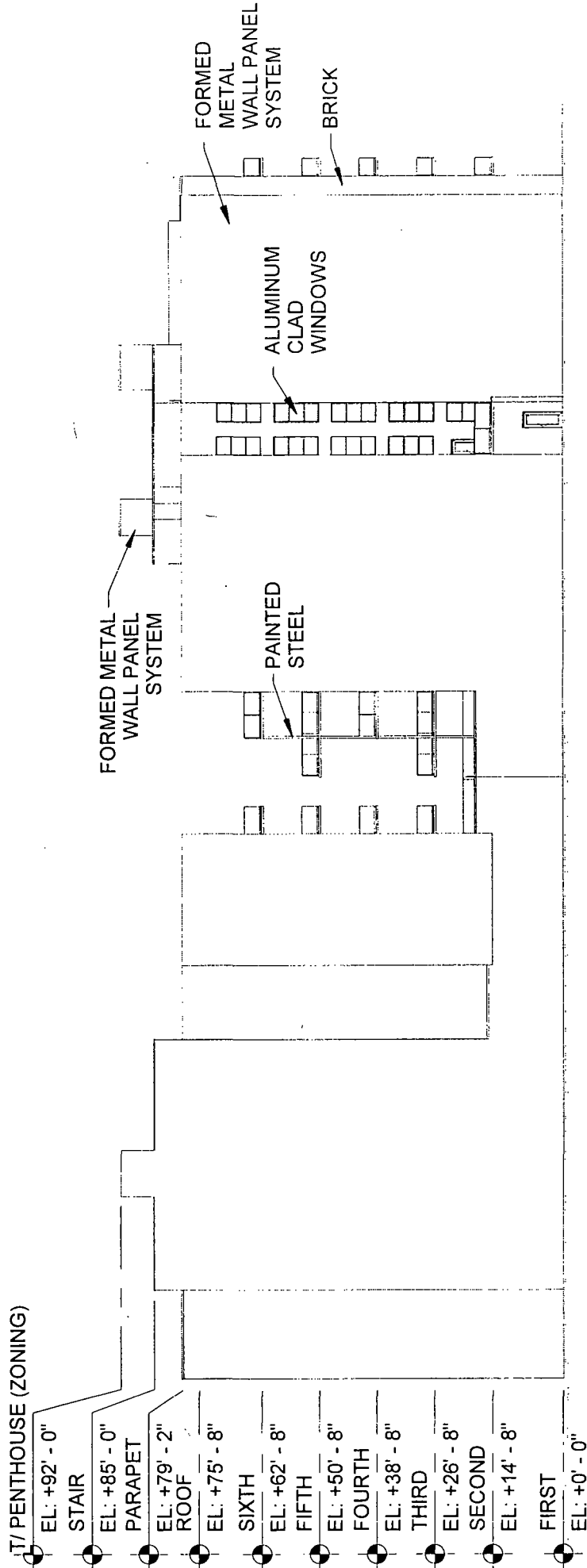
EAST ELEVATION



LOCATION: 123 S PEORIA / 128 S GREEN ST, CHICAGO, IL 60607

DESCRIPTION: NEW 6-STORY 25-UNIT RESIDENTIAL DEVELOPMENT W/ PARKING GARAGE, TYPE I-C CONSTRUCTION

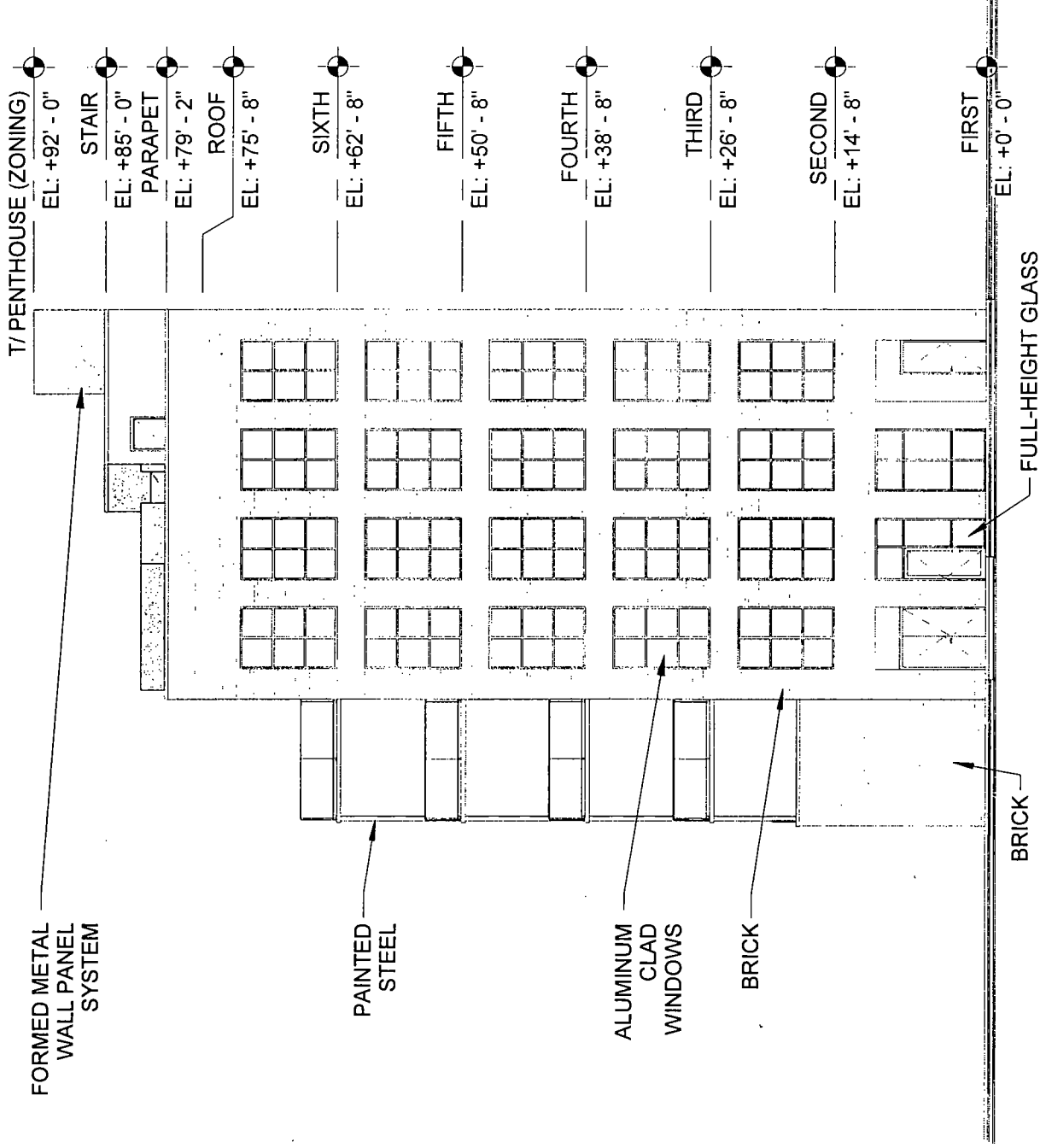
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SOUTH ELEVATION



LOCATION: 123 S PEORIA / 128 S GREEN ST, CHICAGO, IL 60607
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DATE: 06/04/19



WEST ELEVATION



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DESCRIPTION: NEW 6-STORY 25-UNIT RESIDENTIAL DEVELOPMENT W/ PARKING GARAGE, TYPE I-C CONSTRUCTION

DATE: 06/04/19